

Docket Item # 6
SPECIAL USE PERMIT #2002-0099

Planning Commission Meeting
December 3, 2002

ISSUE: Consideration of a request for a special use permit for expansion and change of ownership of a restaurant.

APPLICANT: Arman N. Foroughi

LOCATION: 106 South Union Street
Olsson's Book Store, Café Mocha

ZONE: CD/Commercial Downtown

PLANNING COMMISSION ACTION, DECEMBER 3, 2002: On a motion by Mr. Komoroske, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and to amend Condition #6. The motion carried on a vote of 6 to 0. Mr. Dunn was absent.

Reason: The Planning Commission agreed with the staff analysis and amended Condition #6 based on the applicant's withdrawal of the request for alcohol service.

Speakers:

Arman Foroughi, applicant, requested approval of his special use permit request.

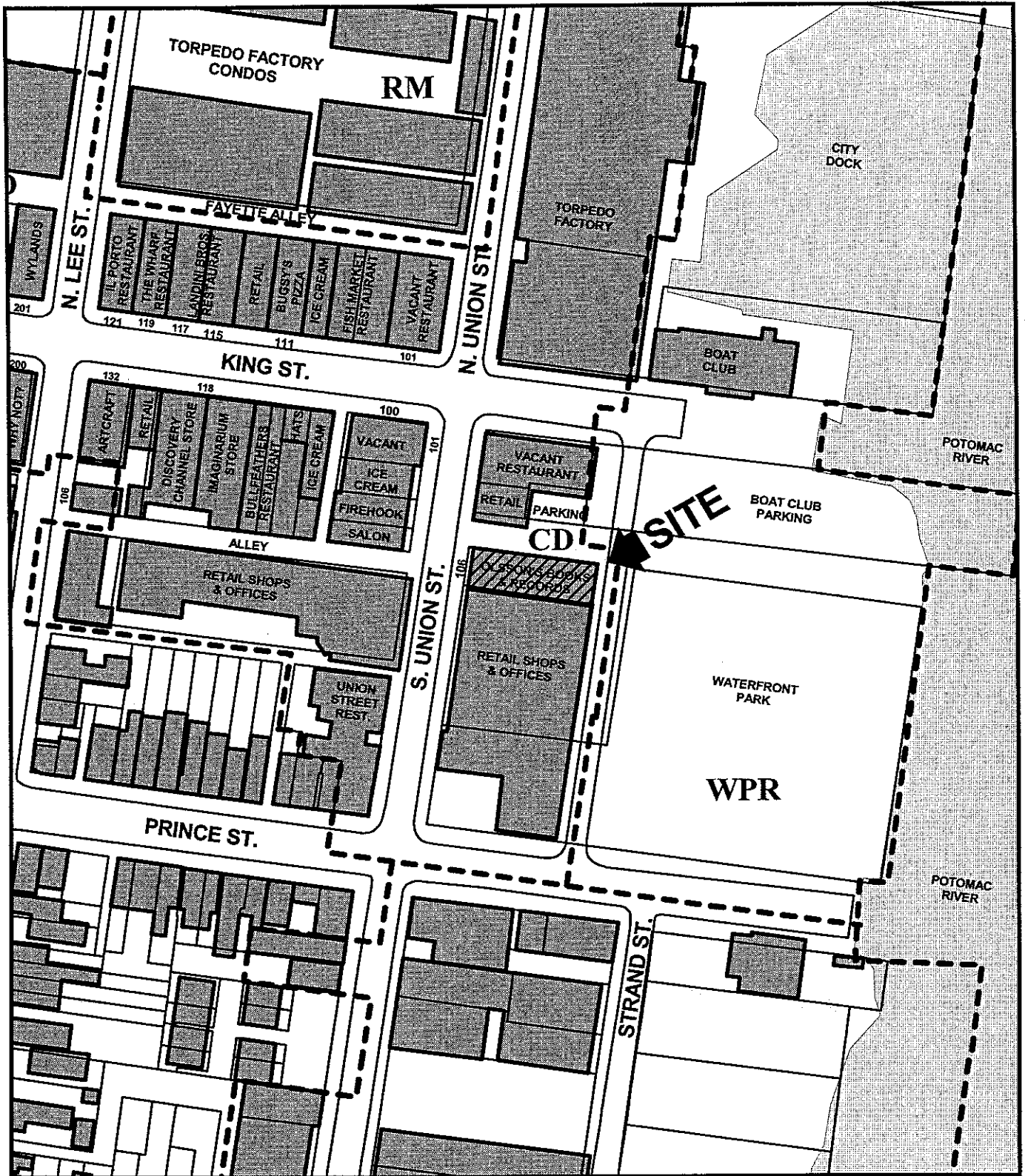
Carolyn Merck, President of Old Town Civic Association, opposed the special use permit request.

Julie Crenshaw opposed the special use permit request.

Jon Wilbor opposed the special use permit request.

PLANNING COMMISSION ACTION, NOVEMBER 7, 2002: By unanimous consent, the Planning Commission deferred the request.

Reason: The applicant was not present.



SUP #2002-0099

12/03/02



STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)(SUP #96-0019)
2. **CONDITION AMENDED BY STAFF:** The applicant shall provide no more than 24 seats inside the restaurant. (P&Z) ~~Seating shall be provided for no more than 12 patrons in the 300 square foot coffee bar as shown on the plan submitted by the applicant. (P&Z)(SUP #96-0019)~~
3. No outside dining facilities shall be located on the premises. (P&Z)(SUP #96-0019)
4. No live entertainment shall be provided at the restaurant. (P&Z) (SUP #96-0019)
5. **CONDITION AMENDED BY STAFF:** The hours of operation shall be limited to ~~9:00~~ 10:00 a.m. to ~~10:00~~ 9:00 p.m. ~~Sunday~~ Monday through Thursday, and ~~9:00~~ 10:00 a.m. to midnight Friday and Saturday, and ~~on Federal holidays~~ and 10:00 a.m. to 7:00 p.m. Sunday. The applicant shall post the hours of operation at the entrance to the bookstore and restaurant. ~~(SUP #96-0019) (P&Z)~~
6. **CONDITION AMENDED BY PLANNING COMMISSION:** ~~On-site alcohol service for beer and wine is permitted; no off-premise alcohol sales are permitted. No alcoholic beverages may be sold. (P&Z)(SUP #96-0019) (PC)~~
7. No food, beverages, or other material shall be stored outside. (P&Z) (SUP #96-0019)
8. Trash and garbage shall be stored inside or in a dumpster. (P&Z) (SUP #96-0019)
9. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on-site outside of those containers. (P&Z) (SUP 99-0090)

10. **CONDITION AMENDED BY STAFF:** The applicant shall obtain, at his expense, one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way, South Union Street, within two years of approval of this special use permit.. Contact T&ES Engineering Division (703/838-4318) for information. One standard City trash container shall be furnished to the City of Alexandria and installed on the adjacent public right-of-way. (P&Z)(SUP #96-0019) (T&ES)
11. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z) (SUP #96-0019)
12. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP #96-0019)
13. **CONDITION AMENDED BY STAFF:** Loudspeakers shall be prohibited from the exterior of the building, and no amplified sound shall be audible at the property line. (P&Z)(SUP #96-0019) (T&ES)
14. The applicant shall require that its employees who drive to work use off-street parking. (P&Z) (SUP 99-0090)
15. Condition deleted. (SUP 99-0090)
16. **CONDITION DELETED BY STAFF:** The new owner shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and robbery awareness program for its employees. (Police) (SUP 99-0090)
17. **CONDITION RETAINED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (SUP 99-0090)
18. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and robbery awareness program for employees. (Police) (SUP #2001-0013)

19. **CONDITION ADDED BY STAFF:** The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
20. **CONDITION ADDED BY STAFF:** Delivery vehicles shall not load/unload from The Strand. (T&ES)
21. **CONDITION ADDED BY STAFF:** Meals ordered before the closing hour may be served, but no new patrons may be admitted and no alcoholic beverages may be served after the closing hour, and all patrons must leave by one hour after the closing hour. (P&Z)

DISCUSSION:

1. The applicant, Arman Foroughi, requests special use permit approval to change the ownership of and expand the existing restaurant located within Olsson's Books and Records store at 106 South Union Street.
2. The subject property is one lot of record with 34.6 feet of frontage on South Union Street, 112 feet of front along Wales Alley, and a lot area of 3,875 square feet. The site is developed with a two-story building occupied by Olsson's Books and Records. The restaurant occupies approximately 300 square feet on the second floor of the subject building.
3. On May 16, 1981, City Council granted a Special Use Permit #1402 for operation of a tea room, selling a limited menu of coffee, tea and bakery items, in conjunction with a record and book store. On April 13, 1996, City Council granted Special Use Permit #96-0019 to Bell Enterprises, Inc., represented by Ted W. Bell, for operation of a coffee shop. On October 16, 1999, City Council granted Special Use Permit #99-0090 to Khalid Lhaggazi as a change of ownership of the restaurant (coffee shop) business. On March 6, 2001, staff administratively approved a change of ownership of the same business for Maher Elmaghraby.
4. The applicant requests approval of a change of ownership, to add 12 more seats, to sell beer and wine on the premises only and to prepare food on-site. The applicant has also asked to change the hours of operation, reducing them slightly, so that they are generally the same as Olsson's hours of operation.
5. The applicant requests approval to provide 24 seats indoors and to enlarge the menu with foods he prepares on-site. The applicant proposes to provide 24 seats indoors at tables and at a low counter. The coffee shop is currently approved with 12 indoor seats and no waiter service for tables. No future table service is proposed.
6. The applicant requests approval to sell beer and wine on the premises. Previous restaurant operators have not requested alcohol sales and alcohol is not currently allowed under the existing special use permit.
7. The applicant also requests approval to prepare such items as bagels with cream cheese, sandwiches and salads on-site. These foods will be offered in addition to the previously approved menu of coffee, tea, baked items and a limited selection of ice cream. No food preparation was previously requested or permitted on-site.

8. The applicant requests a reduction in the hours of operation. The existing and proposed hours of operation are as follows:

	<u>Existing</u>	<u>Proposed</u>
Monday through Thursday	9:00 am to 10:00 pm	10:00 am to 9:00 pm
Friday and Saturday	9:00 am to 12:00 am	10:00 am to 12:00 am
Sunday	9:00 am to 10:00 pm	10:00 am to 7:00 pm

Olsson's is open Monday through Thursday 10:00 am to 10:00 p.m., Friday and Saturday 10:00 am to 12:00 am, and Sunday 11:00 am to 8:00 pm.

9. Deliveries will occur approximately once a week in the afternoon and will utilize the same loading dock that Olsson's uses, located on the The Strand.
10. On September 30, 2002, staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit and found that the business was operating without approval of a change of ownership. No other violations were found.
11. Zoning: The subject property is located in the CD (Commercial Downtown) zone. Section 4-503(W) of the zoning ordinance allows a restaurant in the CD zone only with a special use permit.
12. Master Plan: The proposed use is consistent with the Old Town Small Area Plan chapter of the Master Plan which designates the property for commercial downtown use.

STAFF ANALYSIS:

Staff has no objection to the change of ownership or the proposed intensification of the small restaurant located on the second floor of Olsson's Books and Records store at 106 S. Union Street. Although prior efforts to add this amenity to the book store have not been very successful, and the ownership of the restaurant has changed hands four times over the past six years, staff supports the proposal as added support for the book store, an important retail feature of the lower King Street area. With the requested expansions, a larger menu, beer and wine service, and more seats, the restaurant may attract more patrons to its and the book store's services.

The restaurant, located on the second floor in the rear of the book store, is unlikely to become a destination restaurant or to attract many customers who travel by car. The menu is limited to bakery items, sandwiches and salads and will most likely attract Olsson's customers, employees from nearby offices and Old Town residents who will walk to the restaurant. Staff intends through this approval

only to allow a restaurant with a limited menu and counter service, essentially a neighborhood rather than citywide or regional use. Approval of the subject use is not intended to allow a full service restaurant with a large menu and waiter service that could serve as a destination location and, as a result, increase the demand for parking in the surrounding community. Staff, therefore, predicts that the proposed expansion will not significantly increase the demand for parking within the surrounding area.

There are no related complaints on record with the City for the prior restaurant. Although alcohol sales are proposed, rowdiness and excessive noise are unlikely because the restaurant is located within a book store and the restaurant space is small, only 300 square feet. The restaurant will be open Friday and Saturday night until midnight, will close at 9:00 p.m. Monday through Thursday and will close at 7:00 p.m. on Sunday. Given the size and scale of the proposed restaurant, staff does not expect any problems from patrons leaving the restaurant and Olsson's either during the week or on the weekend.

Staff does recommend that the applicant purchase a new style City trash can to replace the existing City trash can now located in front of the book store on South Union Street, and has added other standard conditions, and retained a one year review. With these conditions, staff recommends approval of the special use permit.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Mary Hashemi, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.
- R-2 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services.
- R-3 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.
- R-4 Delivery vehicles shall not load/unload from the Strand.
- R-5 The applicant shall obtain, at his expense, one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way. Contact T&ES Engineering Division (703/838-4318) for information.

Code Enforcement:

- F-1 Applicant was unavailable at time of on-site inspection.
- C-1 A fire prevention code permit is required for the proposed operation with change of ownership. An egress plan showing revised fixture location, aisles and exit doors shall be submitted for review with the permit application.

- C-2 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Four sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-3 The following code requirements apply where food preparation results in the development of grease laden vapors:
 - (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
 - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.
- C-4 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
 - (a) Measures to be taken to control the placement of litter on-site and the trash storage and pickup schedule.
 - (b) How food stuffs will be stored on-site.
 - (c) Rodent baiting plan.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 This facility must meet current Alexandria City Code requirements for food establishments. A "Change of Ownership Inspection" has been completed by Environmental Health.
- C-3 If changes to the facility are to be done, five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
- C-4 Permits must be obtained prior to operation.

- C-5 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-6 Certified Food Managers must be on duty during all hours of operation.
- C-7 This facility is currently operating as Café Mocha under permit #16F-633-1, issued to Maher Mohamed Elmaghraby.
- C-8 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Police Department:

- R-1 The new owner shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 for a security survey and robbery awareness program for its employees.
- R-2 Recommend "ABC On" license only. If "ABC Off" is approved, we recommend the following condition:
 - 1. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 mil. or 25.4 ounces. Fortified wine (wine with the alcohol content of 14% or more by volume) may not be sold.
- R-3 Recommend that the SUP is reviewed after one year.

APPLICATION for SPECIAL USE PERMIT # 2002-0099

[must use black ink or type]

PROPERTY LOCATION: 106 S. UNION ST. Alex. Va.

TAX MAP REFERENCE: 75.01-05-05 ZONE: CD

APPLICANT Name: ARMAN N. FOROUGH

Address: 3628 TUPELO, Pl. ALEX. Va. 22304

PROPERTY OWNER Name: OLSON Book Store

Address: 106 S. UNION ST. Alex. Va.

PROPOSED USE: Coffee Shop / Deli - SUP REQUEST TO

ADD SEATING, ~~ADD OUTDOOR SEATING~~, PREPARE FOOD ON-SITE
AND EXPAND MENU, OLSSON'S BOOK STORE - CAFE' MOCHA
AND ADD ALCOHOL SALES - BEER + WINE ONLY

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

ARMAN N. FOROUGH
 Print Name of Applicant or Agent

A. N. Forough
 Signature

3628 TUPELO, Pl.
 Mailing/Street Address

703 823-2458
 Telephone # Fax #

Alex. Va. 22304
 City and State Zip Code

Sep/24/02
 Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Special Use Permit # 2002-0099

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) ☐ the Owner ☐ Contract Purchaser
☒ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

the only owner of business

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☐ Yes. Provide proof of current City business license
☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

increase ~~Seating~~ ²⁴ from 12 to ~~30~~ ²⁴ add four seats for outdoor eating -
 Serving Coffee / Ice Cream total 24 seats
 4-5 Cold Sandwiches and Salads
 hours ~~Mon-Fri~~ M - THU 10-10
 Fri - Sat 10-12
 SUN - 10-8
 1 or 2 Employees
 Public Parking
 I prepare some of the Sand. inside
 Types of Food
 Bagels Cream cheese
~~the~~ 3 Cold Cut Sandwiches
 I also ^{have} may Contract with Company
 to Prepare the Sandwiches
~~Outdoor seating to be provided on rear~~
~~loading dock - requested by applicant 9.30.02.~~
 outdoor seating request removed 10.21.02 by applicant. MVH
MVH, 10.21.02
 14

USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

- ☐ a new use requiring a special use permit,
- ☐ a development special use permit,
- ☐ an expansion or change to an existing use without a special use permit,
- ☒ expansion or change to an existing use with a special use permit,
- ☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

30 to 50 clients

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

2 employees

1 during weekdays

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

Monday

10-9

hours same

Tue

10-9

as book store

Wed

10-9

Thurs

10-9

Fri & Sat

10-12

SUN

10-7

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Same as before

B. How will the noise from patrons be controlled?

8. Describe any potential odors emanating from the proposed use and plans to control them:

None

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

SAME AS before

B. How much trash and garbage will be generated by the use?

SAME AS before

C. How often will trash be collected?

Every day

D. How will you prevent littering on the property, streets and nearby properties?

I intend to pick up the Litter once or twice a day

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of residents, employees and patrons?

No Safety Problem will be expected.

ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

☒ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

Request for beer and wine on-premise only.

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

Central Business District

- B. How many parking spaces of each type are provided for the proposed use:

0 Standard spaces

0 Compact spaces street parking

0 Handicapped accessible spaces.

0 Other.

- C. Where is required parking located? ☐ on-site ☐ off-site (check one)

If the required parking will be located off-site, where will it be located:

N/A

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? N/A

- B. How many loading spaces are available for the use? 1

- C. Where are off-street loading facilities located? Behind the Bldg. -
same as for bookstore

Special Use Permit # 2002-0099

- D. During what hours of the day do you expect loading/unloading operations to occur?

once a week in the after.

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

See above

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

No

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

300 sq. ft. (existing) + _____ sq. ft. (addition if any) = 300 sq. ft. (total)

19. The proposed use is located in: *(check one)*

☐ a stand alone building ☐ a house located in a residential zone ☐ a warehouse

[] a shopping center. Please provide name of the center: _____

[] an office building. Please provide name of the building: _____

☒ other, please describe: within the book store

RESTAURANT SUPPLEMENTAL APPLICATION

All applicants requesting special use permit approval for restaurants shall complete the following section. Applicants requesting approval of a special use permit for a restaurant in Old Town shall complete the SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN section and submit the required parking management plan and litter reduction plan.

Please provide the following information:

1. How many seats are proposed?

At tables: ~~20~~ 24 At a bar: _____ Total number proposed: ~~20~~ 24

2. Will the restaurant offer any of the following?

no alcoholic beverages no beer and wine (on-premises)
_____ beer and wine (off-premises)

3. Please describe the type of food that will be served:

deli sandwiches

4. The restaurant will offer the following service (check items that apply):

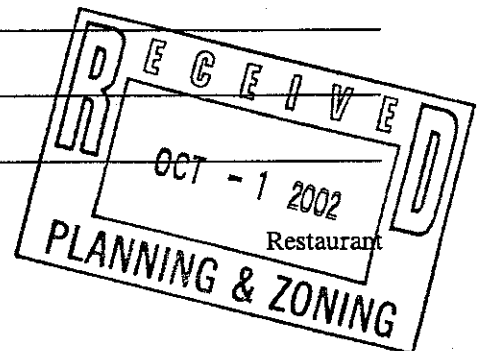
✓ table service _____ bar ✓ carry-out _____ delivery

5. If delivery service is proposed, how many vehicles do you anticipate? no delivery service

Will delivery drivers use their own vehicles? _____ Yes. _____ No.

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)? _____ Yes. ✓ No.

If yes, please describe: _____



SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN

***CRITERIA TO BE USED TO EVALUATE NEW OR EXPANDED RESTAURANTS
ADOPTED BY CITY COUNCIL BY RESOLUTION, NOVEMBER 13, 1993***

Parking

1. The applicant must submit a parking management plan (PMP), which specifically addresses the following issues:

- A. The parking demand generated by the proposed restaurant.
- B. The availability of off-street parking for patrons. For the purpose of this policy, availability shall be measured in terms of the number of vacant off-street parking spaces within 500 feet from the entrance to the restaurant.
- C. How employees who drive will be accommodated off the street at least in the evenings and on weekends.
- D. The predicted impact of the restaurant on the parking supply at the evening peak, weekend peak, and daytime peak.
- E. A proposal to reduce the impact of parking created by the restaurant on nearby areas. Acceptable alternatives for reducing parking impacts include, but are not limited to, the following: validated parking or valet parking for patrons, and off-street parking or transit subsidies for employees.

2. Additionally, please answer the following:

- A. What percent of patron parking can be accommodated off-street?
(check one)

☒ 100%
☐ 75-99%
☐ 50-74%
☐ 1-49%
☐ No parking can be accommodated off-street

- B. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends?

(check one)

☒ All
☐ 75-99%
☐ 50-74%
☐ 1-49%
☐ None

- C. What is the estimated peak evening impact upon neighborhoods?
(check one)

☒ No parking impact predicted
☐ Less than 20 additional cars in neighborhood
☐ 20-40 additional cars
☐ More than 40 additional cars

Litter

The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

Alcohol Consumption and Late Night Hours

1. Maximum number of patrons shall be determined by adding the following:

24 ~~15~~ Maximum number of patron dining seats
 + _____ Maximum number of patron bar seats
 + _____ Maximum number of standing patrons

24 ~~20~~ Maximum number of patrons

2. 1 Maximum number of employees by hour at any one time

3. Hours of operation:
 (check one)

_____ Closes by 8:00 P.M.
 _____ Closes after 8:00 P.M. but by 10:00 P.M.
 _____ Closes after 10:00 P.M. but by Midnight
 _____ Closes after Midnight

SAME AS back stor

[Closing time means when the restaurant is empty of patrons.]

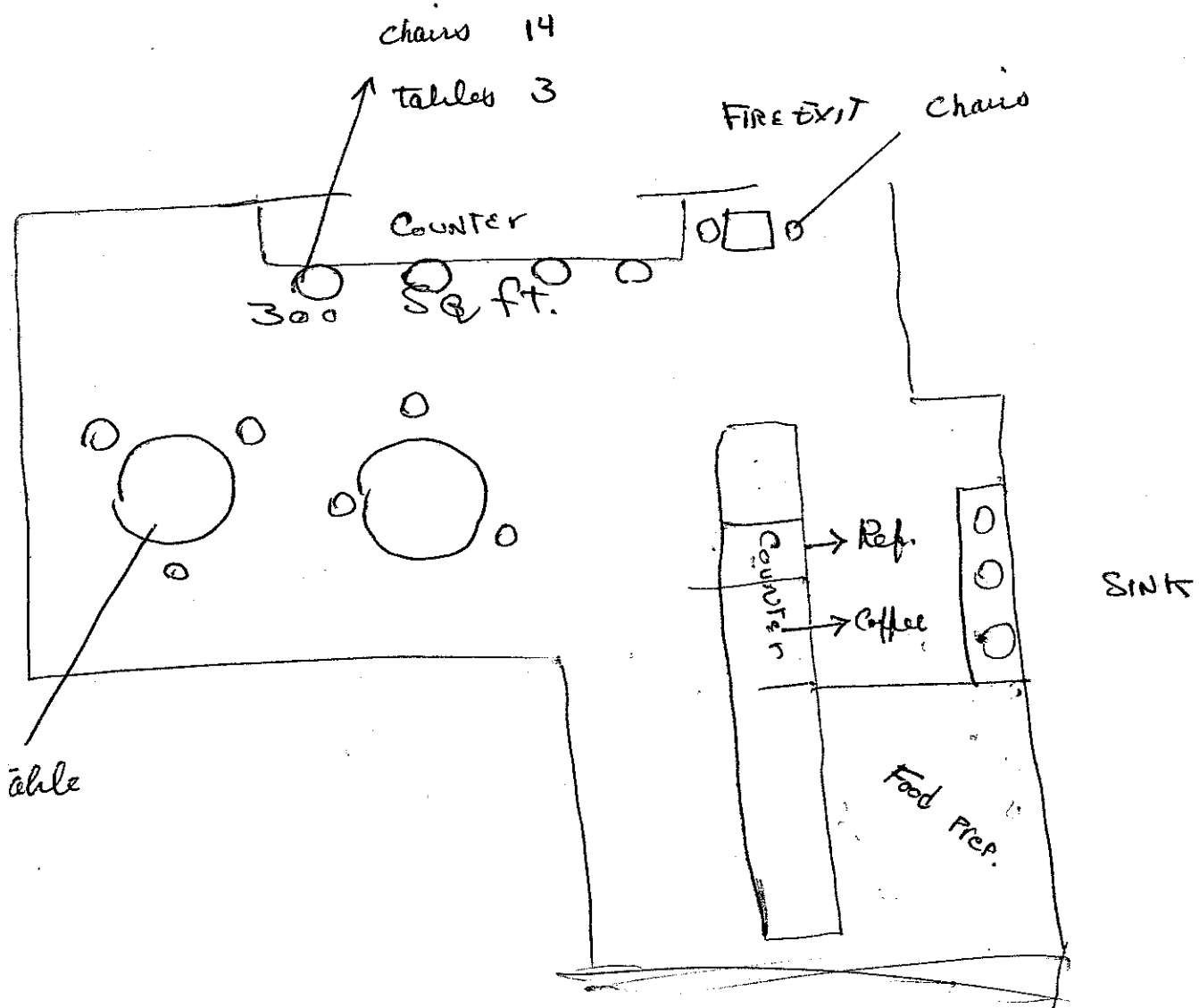
4. Alcohol Consumption:

(Check one)

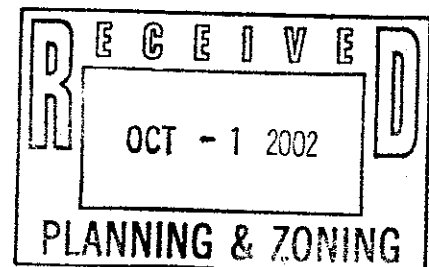
N/A

_____ High ratio of alcohol to food
 _____ Balance between alcohol and food
 _____ Low ratio of alcohol to food

SUP 2002-0099

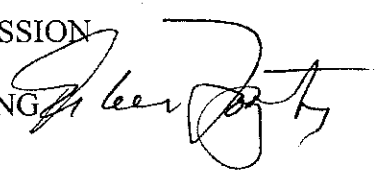


106 ellison's boat store
S. UNION



City of Alexandria, Virginia

MEMORANDUM

DATE: DECEMBER 3, 2002
TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: EILEEN P. FOGARTY, DIRECTOR, PLANNING AND ZONING 
SUBJECT: SUP #2002-0099
106 S. Union Street

The applicant has withdrawn his request for alcohol sales and staff recommends that Condition #6 be changed to reflect this action.

Condition #6: ~~On-site alcohol service for beer and wine is permitted; no off-premise alcohol sales are permitted.~~ No alcoholic beverages may be sold. (P&Z)-(SUP #96-0019)

APPLICATION for SPECIAL USE PERMIT # 2002-0099

[must use black ink or type]

PROPERTY LOCATION: 106 S. UNION ST. Alex. Va.

TAX MAP REFERENCE: 75.01-05-05 ZONE: CD

APPLICANT Name: ARMAN N. FOROUGH

Address: 3628 TUPELO, Pl. ALEX. Va. 22304

PROPERTY OWNER Name: OLSON Book Store

Address: 106 S. UNION ST. Alex. Va.

PROPOSED USE: Coffee Shop / Deli - SUP REQUEST TO

ADD SEATING, ~~ADD OUTDOOR SEATING~~, PREPARE FOOD ON-SITE
AND EXPAND MENU, AND ADD ALCOHOL SALES - BEER + WINE ONLY
OLSSON'S BOOK STORE - CAFE' MOCHA

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

ARMAN N. FOROUGH
Print Name of Applicant or Agent

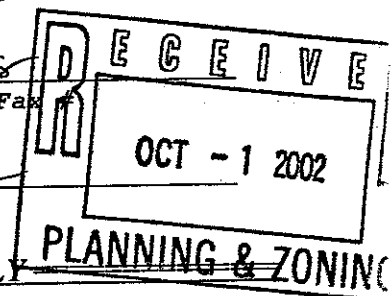
A. N. Forough
Signature

3628 TUPELO, Pl.
Mailing/Street Address

703 823-2458
Telephone #

Alex. Va. 22304
City and State Zip Code

Sep/24/02
Date



DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: 12/3/2002 RECOMMEND APPROVAL 6-0

ACTION - CITY COUNCIL: 12/14/02PH--See attached.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

ACTION CONSENT CALENDAR (continued)

Planning Commission (continued)

3. City Council approved the Planning Commission recommendation.
4. City Council approved the Planning Commission recommendation.
5. City Council approved the Planning Commission recommendation.
6. City Council approved the Planning Commission recommendation.
7. City Council approved the Planning Commission recommendation.

END OF ACTION CONSENT CALENDAR

Council Action: _____

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

8. DEVELOPMENT SITE PLAN #2002-0004 -- 1708-1710 PRINCE STREET -- Public Hearing and Consideration of an appeal of the Planning Commission approval for a request for a development site plan extension for construction of an office building; zoned OCH/Office Commercial High. Applicant and Appellant: Duke Enterprises, Inc., by Robert L. Calhoun, attorney.

COMMISSION ACTION: Approved 7-0 (on 09/05/02)

City Council deferred this item, and the applicant will continue to work with staff on some design features.

Council Action: _____

9. SPECIAL USE PERMIT #2002-0099

106 S UNION ST

OLSSON'S BOOK STORE, MOCHA CAFE

Public Hearing and Consideration of a request for a special use permit for expansion and change of ownership of a restaurant; zoned CD/Commercial Downtown. Applicant: Arman N. Foroughi.

COMMISSION ACTION: Recommend Approval 6-0

City Council approved the Planning Commission recommendation, as amended, with the deletion of condition #21, and condition #20 was amended to read: "20. **Delivery vehicles may only load and unload from The Strand, and when they do, they may not at any point block more than one travel lane.**"

Council Action: _____